

**CLARK COUNTY
CITY OF VANCOUVER**

**CONSOLIDATED ANNUAL
PERFORMANCE EVALUATION REPORT
FOR FY 2001**

(July 1, 2001 to June 30, 2002)



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I. INTRODUCTION

Purpose

The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to present to the general public and the U.S. Department of Housing and Urban Development how the Clark County/City of Vancouver Consortium attained the goals and objectives established in the 2000-2004 Clark County/City of Vancouver Consolidated Housing and Community Development Plan (HCDP). The Clark County/City of Vancouver Consortium 2001 CAPER also reports how the federal funds available for housing and community development were utilized during the 2001 program year.

Geographic Area Covered by the CAPER

The Clark County Department of Community Services, which administers the HOME and CDBG Programs, prepared the Consolidated Plan and the CAPER on behalf of the Clark County/City of Vancouver Consortium. This consortium is comprised of all of Clark County and includes the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Vancouver, Washougal, Woodland, town of Yacolt and the unincorporated area of Clark County.

Program Specific Information Available upon Request

This CAPER is designed to provide a meaningful overview of the Clark County/City of Vancouver's consortium's progress in addressing affordable housing needs, in improving the living environment of low-income residents, and in expanding economic opportunities. In addition to the narrative summaries in this report, more detailed information about specific projects is available upon request. Additionally, a copy of the 2000-2004 Community Development Plan is available. Please contact the Clark County Department of Community Services, 1610 C Street, P.O. Box 5000, Vancouver, WA 98666. The telephone number is (360) 397-2130. Any comments on this report should be directed to Peter Munroe, CDBG Program Manager at the above address.

II. GENERAL PROGRAM NARRATIVE

A. Assessment of Strategic Plan Goals and Objectives

For program year 2001, the consortium received \$2,748,000 in CDBG entitlement funds and \$1,213,000 in HOME funds from HUD. These funds were used to address the following objectives and priorities contained in the 2000-2004 HCDP. Listed on the following page are the projects that were funded, linked to each objective.

AFFORDABLE HOUSING OBJECTIVES

Objective #1: Increase the supply of affordable housing to renter households earning 50% or less of the area median family income.

There are more than 6,665 low-income renter households in Clark County earning less than 50% of the area median income and paying more than 50% of their income for housing according to the 1990 census. Another 5,017 low-income households pay between 30 and 50% of their earnings. More than 22,000 County households need housing assistance based on 1990 figures, and this number does not include the homeless.

During the 2001 Program Year, the Consortium addressed these issues through its support for the following activities/organizations:

- Cascadia Village Apartments (construction of 50-unit apartment complex) - Affordable Community Environments
- Construction of Public Infrastructure in Support of Cascadia Village Apartments - Clark County Public Works
- Esther Short Commons (Property Acquisition & Construction for 160 rental apartment units - 21 of which will be market rate and the balance of which will be for people at 50% of area median income) - Vancouver Housing Authority
- Kauffman Street Townhomes (Property Acquisition & Construction of nine permanent rental units) - YW Housing
- CHDO Operating Funds - Affordable Community Environments

The Consortium also pursued the following initiatives in support of Objective #1:

- Clark County Department of Community Services and the City of Vancouver Department of Housing and Community Services continued to provide information and technical assistance to non-profit housing developers for the creation of rental housing units. The organizations facilitated workshops on financing, grant writing, and other aspects of affordable housing.
- Clark County Department of Community Services continued to assist agencies in obtaining additional technical support such as CHDO development and proposal development.
- The Vancouver Housing Authority sought additional federal funds and a variety of other funding/revenue sources to increase the housing stock for low-rent public housing units and Section 8 certificate and voucher programs.
- Clark County supported applications from private and non-profit housing developers proposing to create rental housing using the Washington State Housing Tax Credit program.

- Clark County continued to work with members of the Continuum of Care Planning group to develop a network of landlords who were willing to accept high-risk residents. Therefore, increasing the number of low-income rental units available.
- Clark County continued to work with HUD to purchase homes under the Dollar Home program.

Objective #2: Promote homeownership for low- and moderate-income (LMI) households earning less than 80% of the area median family income through an integrated approach that involves increasing housing supply, increasing financial options for both housing providers and purchasers, increasing individual capacity to purchase, and allowing for increased density.

A critical element of the Consortium's housing program is the promotion of homeownership for households earning less than 80% of the area median family income. According to the Consolidated Plan, moderate-income households earning 80% of area median income could afford a home costing no more than approximately \$104,800 if they were able to pay the down payment and closing costs. Homes in this price range that are in an adequate and safe physical condition are increasingly difficult to find in Clark County. Many households in this income range have difficulty saving enough money for the down payment and closing costs. They are also financially vulnerable and could have difficulty making monthly payments if a crisis, such as temporary loss of employment, were to occur.

During the 2001 Program Year, The Consortium addressed these issues through its support for the following projects:

- First Home Loan Program (20 loans) - Columbia Non-Profit Housing
- CHDO Funding - Columbia Non-Profit Housing
- Development of Three New Single Family Homes for Low-Income Housing - Habitat for Humanity Homes
- Lease Purchase Program (3 loans) - Vancouver Housing Authority

The Consortium also pursued the following initiatives during the 2001 program year:

- The City of Vancouver and Clark County continued to support the Community Housing Resource Center, which assists potential homebuyers in Clark County, including low- and moderate-income households.

Objective #3: Create additional housing options and increased opportunities for self-sufficiency for low-income elderly persons, persons with disabilities or special needs, and public housing residents.

The housing affordability gap in Clark County is particularly acute for persons who are on fixed incomes, such as disabled or elderly persons, or who rely solely on assistance programs. The need for housing for persons with special needs cannot be overstated. Indeed, this is borne out by the following statistics cited in the 2000-2004 Consolidated Plan:

- In 1997, the Office of Fiscal Management estimated that 10.1% of the County population, or 31,888 people were over age 65. The Washington State Long Term Care Commission estimates that over the next 20 years the number of people over 85 who need long term care will double.
- More than 6,560 persons with physical disabilities, over 3,370 persons with developmental disabilities and some 6,800 persons with mental illness currently reside in Clark County.
- A comprehensive continuum of housing is cited as the most compelling need of persons with HIV/AIDS.
- In 1997 2,437 people sought detox assessment and chemical dependency treatment but the capacity of service providers in the County is still insufficient to meet the statewide average of servicing 21% of the low income and indigent adults requiring treatment.
- There are at least 1,500 homeless veterans in the Vancouver area.

During the 2001 Program Year, the Consortium addressed these issues through its support for the following projects:

- Olive Street Transitional Housing (two homes, 6 bedrooms each) - YW Housing
- Azalea Place Housing for People with Mental Illness - Columbia Non-Profit Housing
- Centennial House housing for homeless, single women who have substance abuse and/or mental health issues (Land Purchase & Construction) - YW Housing
- Heron Hills housing for persons with developmental disabilities (two houses, 3 bedrooms each) - Inland Empire Residential Resources
- Arbor Ridge Senior Apartments/Hazel Dell Assisted Living (60 units) - Columbia Non-Profit Housing and the Vancouver Housing Authority
- Wisteria Manor Senior Apartments (24 units) - Vancouver Housing Authority
- YW Housing CHDO Funds

The Consortium also pursued the following initiatives during the 2001 program year:

- Clark County Department of Community Services continued to assist the building of the capacity of local non-profits to enable them to develop, own, and manage housing units for affordable and supported housing.
- Clark County, the City of Vancouver and the Vancouver Housing Authority continued to advocate for increased state and federal funding for rental

housing for persons with special needs, including persons with developmental disabilities, mental illness, physical disabilities, AIDS, and the elderly.

- Clark County Department of Community Services continued to work with the Southwest Washington consortium on HIV & AIDS to develop low-cost housing.
- Clark County Department of Community Services continued to work with the Council for the Homeless and service agencies to develop an application to HUD for permanent supported housing for people who are disabled with one or more of the following: substance abuse, mental illness, and/or HIV/AIDS.

Objective #4: Preserve, whenever cost-effective, existing affordable housing units threatened with loss due to condition, location, expiring federal contracts, redevelopment and revitalization efforts or other situations.

Low-income housing units on the market are threatened for a variety of reasons. It is estimated that some 667 privately owned assisted housing units could be converted to market rate housing during the next 12 years as HUD contracts expire. An additional 132 units of FmHA-assisted units are also at risk in the next decade.

The County Department of Assessment estimates that 7,659 single-family units are in a condition of needing rehabilitation and are in danger of being demolished rather than being repaired. In Program Year 2001, the Consortium worked to stem the loss of affordable housing through its support for the following projects:

- Homeowner Rehab - Clark County and City of Vancouver Homeowner Rehabilitation Loan Program

The Consortium also pursued the following initiatives during the 2001 program year:

- Clark County continued to develop marketing strategies for the Clark County Homeowner Rehabilitation Loan Program, especially in areas targeted in the H&CD Plan as having a high percentage of at-risk housing units.
- Clark County continued to administer the Clark County Weatherization Program for rental and homeowner units. Approximately 246 low-income households should be served throughout Clark County if funding remains at its current levels. Funds from the U.S. Department of Energy were used.
- Vancouver Housing Authority maintained all existing public housing through its excellent operations, maintenance and replacement program.
- Vancouver Housing Authority also operates the countywide Section 8 programs for over 1,868 households. One hundred and fifty vouchers were funded in 2001 for people with disabilities.

HOMELESS CONTINUUM OF CARE OBJECTIVES

Objective #1: Provide and enhance services and facilities to serve the needs of homeless individuals, youth and families with an emphasis on implementing a continuum of care approach. This approach includes assessment and outreach, emergency shelter, transitional housing, permanent housing, and services to encourage self-sufficiency.

Through the Continuum of Care model, local homeless service providers have worked towards establishing a more coordinated approach to ensure that homeless individuals, youth and families receive the services (shelter, counseling & training) they need.

In support of this effort, the Continuum assisted the following projects:

- Purchase of House for Homeless Pregnant Women (one house) - Legacy of Life
- Operation Homestretch (ten people assisted annually)- Vancouver Housing Authority

The Consortium also pursued the following initiatives during the 2001 program year:

- Clark County allocated Federal Emergency Management Administration (FEMA) funds to the Salvation Army to provide emergency motel vouchers with the goal of maintaining or exceeding the number of households served through the voucher program in 2001 (898 persons served).
- The Consortium members continued to participate in the Clark County Council for the Homeless, which is responsible for the overall coordination of continuum of care funding in Clark County.
- The Council for the Homeless worked with providers and members of the Continuum of Care planning group to develop and apply for funding through the McKinney Program. In 2002, four grants were awarded for a total of \$772,462.
- Clark County allocated Emergency Shelter Assistance Program and Emergency Food and Shelter Program funds to the InterFaith Treasure House to provide mortgage and rental assistance to 146 families at risk of homelessness.

Objective #2: Secure stable sources of operating funding for existing services and facilities.

Although funds can be obtained for building shelters or creating new programs for the homeless, the lack of consistent and stable operating funds is a serious and ongoing problem. Shrinking resources, greater competition for private donations and volunteers, and increasing demands for service combine to overwhelm the budgets of existing shelters and service providers. Many funding sources either limit or do not allow the use of funds for operation of existing services.

In efforts to address Objective #2, the Consortium pursued the following initiatives during the 2001 Program Year:

- Clark County Department of Community Services and the Council for the Homeless continued to explore sources of operating funds used by other shelters in Washington State to identify additional sources for Clark County.
- Clark County, the Vancouver Housing Authority, and others continued to advocate for increased funding for services and facilities for the homeless at the state level.
- Clark County continued to assume a coordinating role for submitting the application, and provide technical assistance to non-profits in preparing the applications.
- The Consortium, along with other participants of Council for the Homeless Continuum of Care group, leveraged Continuum of Care dollars by tapping into resources from the state, county, local and private foundations such as the Washington State HTF, SHP, ESGP, and Enterprise Foundation.

- Efforts to work with the state legislators to pass HB2060, bill that leverages a surcharge on real estate recordings to provide a local source of funding for low-income housing, were successful. Planning for the use of this funding will continue this year.

Objective #3: Provide services to prevent persons at risk from becoming homeless.

Increasing numbers of individuals and families are threatened with homelessness due to economic hardship, domestic violence, alcohol and drug addictions, or mental illness. According to the 2000-2004 Consolidated Plan, more than 22,000 persons in Clark County are in households that earn less than 30% of area median income and are considered at risk of becoming homeless.

In Program Year 2001, Clark County addressed these issues through the pursuit of the following initiatives:

- Clark County continued to administer and seek funds for the Low-Income Home Energy Assistance Program (LIHEAP), which provides emergency funds for low-income persons who have difficulty paying utility bills.
- Clark County explored ways to stabilize funding for emergency clothing, food, and financial assistance for low-income persons at risk of becoming homeless.
- The Salvation Army continued to provide one-time emergency assistance grants to persons threatened with homelessness due to eviction. Eight hundred and ninety-eight persons were served in 2001.
- The Council for the Homeless and Clark County Department of Community Services continued to participate in advocacy and planning activities of the Washington State Coalition for the Homeless.
- The Clark County/City of Vancouver HOME Consortium funded Vancouver Housing Authority's Operation Homestretch. This program constitutes tenant based rental assistance for ten families completing stays in Clark County emergency homeless shelters.
- The Clark County Department of Community Services Community Action Program provided 8 different programs with approximately \$3,689,570. Programs included community voice mail, day care, emergency shelter, rent/mortgage assistance and emergency housing for victims of domestic violence and runaway kids. These programs provided services to over 40,000 people.

Objective #4: Improve coordination between service providers to improve service delivery and to address gaps in the continuum of care.

In 2001, the Consortium supported efforts to increase coordination between service providers through the Council for the Homeless and the Coalition of Service Providers. However, greater opportunities for coordination still exist, including the coordination of case management between programs, sharing of program data for funding applications, and consistency of policies and procedures between shelters to assure greater access to services.

- In 2001, Clark County supported these efforts through participation in monthly meetings between the Coalition of Service Providers and the Shelter Clearing House Committee. These groups meet monthly to share information, discuss operating procedures, case management services, identify resources, and discuss methods to improve service delivery.

COMMUNITY DEVELOPMENT OBJECTIVES

Objective #1: Create suitable living environments by improving the safety and livability of neighborhoods and communities throughout the county.

The Consolidated Plan identified over \$350,000,000 in potential actions to create safe and livable neighborhoods in the Vancouver area and throughout the County. The majority of the activities fell into the following categories: streets and sidewalks, parks and recreation, and water and sewer projects. It is important to help bring the public facilities in the County's smaller cities and towns into compliance with federal and state regulations.

During the 2001 Program year, the Consortium and its members undertook a number of activities in pursuit of Objective #1. These activities are listed as followed:

Streets and Sidewalk Improvements – A critical element of community livability is the presence of streets with safe and functional pedestrian and storm drainage facilities. Over the past few years, Clark County's communities have made major efforts towards the modernization of local streets – particularly towards the improvement of street and sidewalk facilities in some of the older residential areas. In the past year, the Consortium provided assistance for the following pedestrian and street improvement projects:

- N. Hubbard & E. Twin Falls Street (pedestrian & storm drainage) Improvements – Town of Yacolt
- West Third Street Reconstruction Project – City of LaCenter
- 28th and G Street Sidewalks Project – City of Washougal
- 32nd Street Sidewalks – City of Washougal
- Ash Street Neighborhood Renewal project – City of Camas
- 6th Avenue Improvements – City of Camas
- Sidewalks & Curb Ramps Improvements – City of Camas
- Pedestrian Facilities Enhancements Project – City of Battleground
- North Parkway Avenue Pedestrian Improvement project – City of Battle Ground
- Bagley Downs Pedestrian Safety Path – City of Vancouver
- Bagley Downs 66th Street Sidewalk Improvements – City of Vancouver
- Hudson's Bay ADA Ramps – City of Vancouver
- Vancouver Heights ADA Improvements Project – City of Vancouver
- Hudson's Bay Sidewalk Extension Project – City of Vancouver
- Oak Park Pedestrian Improvements – City of Camas
- Esther Short Park Curb Ramp Improvements – City of Vancouver

- Esther Short ADA Curb Ramps – City of Vancouver (2001/0031)
- Harney Heights – 18th Street Sidewalk Improvements – City of Vancouver
- Hough Markle Street Design and Construction – City of Vancouver
- Rosemere /Fort Vancouver/St Johns Boulevard Area Sidewalks Improvement Project – City of Vancouver
- 8th Street Sidewalk Improvements – City of Ridgefield
- Division Street Sidewalk Improvements – City of Ridgefield
- West Yacolt Road, Sidewalk, and Stormwater Improvements – Town of Yacolt
- NE 18th Avenue Pedestrian Improvements – City of Camas
- N. Cedar Avenue Improvements – Town of Yacolt

Parks & Recreation Projects – In response to the tremendous growth experienced within Clark County, there has been pressure on communities to acquire, preserve, and improve parks and recreation facilities for community/neighborhood use. The consortium has made resources available for communities to acquire and develop new parks and to modernize older existing parks. Parks projects assisted in the 2001 program year include:

- Town Park Improvements – Town of Yacolt
- Carter Park Safety Improvements – City of Vancouver
- Bagley Downs Park Land Acquisition – City of Vancouver
- Multi-Use Park Project – City of Ridgefield
- Hough Green Space – City of Vancouver
- Shumway Park Completion Project – City of Vancouver
- Washougal River Park Acquisition & Development – City of Washougal
- Downtown Park Project – City of Washougal
- Benton Park Project – City of Camas
- Hathaway Park Improvements Project – City of Washougal
- Lilac Gardens Accessibility Project – Hulda Klager Lilac Society

Water & Sewer Improvements – During the 2001 program year, the Consortium assisted two communities in meeting state and federal requirements for the treatment of municipal sewage. These projects are as follows:

- Sewer System Facility Plan – Town of Yacolt
- Bozarth Avenue Sewer System Improvements - City of Woodland

Objective #2: Demonstrate a commitment to long-term economic growth by promoting a diverse economic base and family wage jobs, and by providing opportunity for all citizens especially the unemployed and disadvantaged persons.

The Consortium and its members undertook a number of activities in pursuit of this objective during the 2001 Program Year. These activities are listed as follows:

Downtown Revitalization - The Consortium continued to assist communities with their efforts to promote economic vitality through the revitalization of their downtown commercial districts. In the past year, the Consortium and its members provided the following assistance:

a) **Projects**. In the past year, the Consortium funded the following downtown revitalization projects:

- Ridgefield Downtown Plan
- Battle Ground Main Street Plan
- Downtown Façade Improvements – City of Washougal

b) **Initiatives Pursued**: The County continues to support the efforts of Columbia River Economic Development Council (CREDC), Vancouver Downtown Association, and other organizations involved in bringing new businesses into the community. CREDC has developed strategies for the recruitment and retention of businesses in the Downtown area. CREDC staff has conducted surveys and site visits of businesses targeting key businesses to identify growth, expansion, and availability of workforce.

Workforce Training - The County continues to support the efforts of local educational institutions to provide training relevant to the needs of employers in the community, and efforts to enhance their offerings so that the skill level of the local workforce is attractive to businesses considering locating in the Vancouver area. Workforce development efforts included the following:

- Clark College, located in the Central Park neighborhood adjacent to downtown Vancouver, continues to play a major role in fulfilling the vocational and continuing education needs for local industries. A number of local businesses participated in the workforce training programs during the 2001 Program Year.
- Washington State University (WSU) Salmon Creek campus provides undergraduate courses in all areas of discipline. It also offers vocational and workforce training programs to full-time and working adults.
- Partners in Careers worked with over 2,000 low-income Clark County job seekers last year. There were about 1,000 businesses who either hired or provided training to job-seekers in Clark County.

Objective #3: Develop a Neighborhood Revitalization Strategy in one or more qualifying areas to arrest the continuing decline of older neighborhoods and their livability.

During the 2001 Program Year, Clark County and the City of Vancouver continued to explore the development of a Neighborhood Revitalization Strategy for one or more qualifying areas in Vancouver and/or the county. The development of the NRS will involve the help of residents, businesses, financial institutions, non-profit and community groups.

Objective #4: Support public facility improvements for non-profit agencies with a priority on agencies that provide services to LMI people.

Of critical importance to the enhancement of community livability is the preservation of old, and the development of new social services centers. In the 2001 program year, the consortium assisted the following projects:

- Vancouver Community 2010 Family Support Centers Plan – City of Vancouver
- Janus Youth-Oak Grove Expansion project – City of Vancouver
- ADA Improvements Project – Columbia River Mental Health
- Woodland Social Services Center Acquisition - Woodland Community Services Center
- Luepke Senior Center – City of Vancouver

B. AFFIRMATIVELY FURTHERING FAIR HOUSING

The Clark County/City of Vancouver Consortium jointly funded a follow-up study to address the impediments identified in the original May 1996 Analysis of Impediments to Fair Housing. Western Economic Services, a contracted consultant, completed the final report in November 1998.

Summary of Impediments

The following impediments to fair housing in both jurisdictions are:

1. Mortgage loan denial rates for both genders are increasing with the difference between males and females narrowing in the City of Vancouver and Clark County;
2. The loan denial rates for all races are becoming more familiar;
3. The geographic distribution of denial rates within Clark County still is predominantly an urban event, with the City of Vancouver having more high denial areas than the remainder of the County; and
4. Finally, the average income of applicants has not been increasing as fast as the average loan application amount, thereby possibly contributing to the rapid increase in denial rates.

Issues identified in the study to be considered:

1. Is there good cause for higher rates in the urbanized areas?
2. Will denial rates for whites and non-whites continue to trend closer together?
3. Will denial rates for males and females converge between Vancouver and the remainder of the County?
4. Do some financial institutions disproportionately contribute to denial rates by geographic area, gender, or race?
5. While housing prices are rising faster than income, is lack of income the primary reason for denial, and
6. Can the County and City's First Home Loan Program further stimulate interest, and loan approvals, for minority and female heads of households?

The following actions were taken:

1. The Consortium sees the First Home Loan Program as a catalyst to show that it is in the best interest of the local lender to provide first mortgage loans for minority and female heads of households. Therefore, the Consortium will continue to encourage mortgage lenders to provide first mortgage loans and fund the program to provide second mortgage loans up to 20% of the purchase price of the home to low and moderate-income first-time homebuyers.
2. The City, County and VHA continue to fund the Housing Resource Center to provide information and education regarding homeownership, tenant-landlord responsibilities as well as provide Fair Housing brochures at public events and make them available at various sites throughout the community.

3. The County participates in educational activities related to fair housing, as well as in outreach activities and systemic testing of fair housing laws.
4. Clark County is also working with neighboring counties to obtain a Fair Housing Initiatives Program grant for education and outreach activities.
5. The Consortium also sponsored the following fair housing programs produced by the Fair Housing Council of Oregon:
6. Fair Housing Forum: The Fair Housing Council of Oregon held its Regional Fair Housing Forum on April 18, 2002. The forum covered many contemporary issues in fair housing including domestic violence, reasonable accommodation, designing and constructing accessible housing. Participants in the forum included housing industry professionals, tenants, social service agencies, advocacy groups, and local governments.

The forum was broadcast on community access television to more than 375,000 cable households in the Portland & Clark County metropolitan areas. Viewers were able to call in with their questions and to share their points of view. The event was promoted through extensive mailings and media coverage.

7. Public Service Announcements: The Fair Housing Council of Oregon produced a series of public service announcements that were designed to raise the community's awareness of housing discrimination. The announcements featured the stories of five men and women who personally experienced acts of discrimination. The personal stories were followed by a message telling viewers how to become involved. The announcements aired on cable television and radio stations in Clark County on multiple dates.
8. Cable Access Broadcast. In April 2002 the Fair Housing Council of Oregon broadcast a fair housing information program on cable access TV in the Portland/Clark County area. The program covered current trends and issues in fair housing and included experts on legal issues, on accessibility issues, and on housing issues specific to Clark County.

Review of the Home Mortgage Disclosure Act (HMDA) final report will help the City and County determine the areas that the jurisdictions need to target for financial lender involvement to address loan denial activity. The initial year the HMDA data is compiled will only provide a base line for comparison for future review. Data for the next three years will be needed to identify actual trends in lending practices. The Consortium will revisit this methodology for analysis in the future once the data is available to identify those trends.

C. Affordable Housing Narrative

The Clark County and City of Vancouver Consortium has addressed and worked to meet the four affordable housing objectives identified in the 2000-2004 HCDB by utilizing the Consortium allocated FY2001 CDBG and HOME funding dollars available for 9 projects as outlined below. The numbers shown are projected total units, (bedrooms for the group home projects.) Please note that the number of units is for the total project not limited to HOME and CDBG funding:

The Consortium committed the FY 2001 funds accordingly:

Priority Need Category	Number of units	2001 HOME percentage	2001 CDBG percentage
Renters			
0-60 %f MFI	160	25%	11%
Owners			
0-60%f MFI	23	25%	6%
50-80 %f MFI	17	25%	9%
Non-Homeless Special Needs			
Total	16	25%	14%
Total Housing	216	100%	40%
Total 215 Housing	216	100%	100%

Details on these projects are provided in the “Affordable Housing Objectives” section of this report’s “General Program Narrative”.

Rental Housing

During FY 2001 there were five projects that were made ready for occupancy resulting in 119 units. This information is detailed below.

Priority Need Category	Persons Assisted FY 2001	
Renters	New projects	Continuing
0-30% of MFI	7	104
31-50% of MFI	45	27
51-80% of MFI	0	0
Total	52	131
Non-Homeless Special Needs	8 (60*)	116
Total	68	116
Total Housing	120	247
Total 215 Housing	120	247

*Projected

Homeownership

- The Consortium continued to fund Columbia Non-Profit First Home Loan Program. The program provides low interest loans to 12 LMI first-time homebuyers. Of these 12 families, ten were between 51% and 80% of median income and two families were under 50% of median income.

- The Vancouver Housing Authority (VHA) will provide home ownership opportunities through the Lease Purchase Program to households currently receiving public housing assistance. The VHA assisted five families during this report year.

Homeownership Rehabilitation

The consortium funds a Homeowner Rehabilitation program, during FY 2001 this program provided funds for rehabilitation of 17 homes.

Summary of Clark County Housing Accomplishments

Priority Need Category	Persons Assisted
Renters	
0-30% of MFI	14
31-50% of MFI	10
51-80% of MFI	2
Total	26
Owners	
0-30% of MFI	5
31-50% of MFI	18
51-80% of MFI	7
Total	30
Non-Homeless Special Needs	
Total	30
Total Housing	30
Total 215 Housing	86

“Worst-Case Needs”

“Worst-case needs” are low-income renter households who pay more than half their income for rent, live in seriously substandard housing, or have been involuntarily displaced. The “worst-case needs” were addressed by the funding of several projects noted in the Affordable Housing section above. Projects include ACE Cascadia Village, VHA Esther Short Commons, and YW Housing Kauffman Street Townhomes. All these projects addressed low-income renters and persons with disabilities.

D. Continuum of Care Narrative

In FY 2001 members of the Consortium continued to participate with the Council for the Homeless and service providers to enhance the community's comprehensive Continuum of Care system to end homelessness in the county. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and coalition of more than 30 homeless service providers. FY 2001 demonstrated the continual success that Clark County has had in obtaining McKinney funding for programs for homeless people. Below is a chart listing these grants:

Project	Number served	Funding	Year
Orchard Glen Transitional Housing	15 families annually for 3 years	100,000	1999
Wise Moves Case Management	52 families annually for 3 years	277,095	1999
CHANGE	1 year HMIS	400,000	1999
Housing Unlimited	5 years	294,180	2000
Project Access	10 people annually for 2 years	122,535	2000
New Dreams	14 people annually for 2 years	292,899	2000
Story Street	20 people for 3 years	498,310	2001
Operation Homestretch	10 people annually for 2 years	69,240	2001
Change	1 year HMIS	25,000	2001
The Way Home	8 people annually for two years	179,912	2001

During FY 2001 the Continuum of care group applied for funding for the funding for seven different projects including a new construction permanent housing project, we should received notification in December 2002.

Additionally the Continuum of Care agencies in Clark County accomplished the following:

1. Completed a 5-year *Strategic Housing Plan*.
2. Opened an 11-bed transitional housing program for homeless youth ages 17 and under.
3. Successfully applied for regional HOPWA funds for three permanent housing units for extremely low income/homeless people with HIV/ AIDS. (Completed by Spring 2003.)
4. Collaborated with the City of Portland on *Housing Connections*, a regional online housing resource to help people find and keep affordable and special needs housing, launched 5/02.
5. Obtained PATH funding for an outreach worker to improve access for homeless mentally ill persons to mainstream programs, including mental health services.
6. Completed two extensive surveys: homeless youth and homeless/at-risk households.
7. Received a Federal Department of Education Demonstration Grant to assist chronically homeless persons in obtaining employment.
8. Open House Ministries opened an annex, providing expanded capacity for child care, work development, Emergency Shelter Clearinghouse and Community Voice Mail programs.
9. The Council for the Homeless increased Community Voice Mail boxes from 300 to 600.

Included in the Continuum of Care planning document are the following goals to address homelessness.

1. Increase the supply of three types of permanent housing: affordable, subsidized, & supported

2. Improve access to housing for chronically homeless persons with poor housing histories, chemical addictions, or high intensity service needs
3. Improve access to mental health and chemical dependency treatment by chronically homeless persons
4. Ensure that existing services are effective & responsive to the needs of chronically homeless individuals and changing community needs.
5. Plan for outcomes: Collect data that allows COCPG to identify the most effective strategy for reducing chronic homelessness
6. Increase participation in COC development by chronically homeless/formerly homeless persons and mainstream programs that serve them.
7. Prevent individuals, families, & youth from either becoming homeless or cycling in & out of homelessness
8. Increase the supply of permanent housing: affordable, subsidized, & supported
9. Ensure coordinated effective outreach to homeless persons having difficulty accessing services
10. Improve access to existing housing for homeless and low income households, including families and individuals with poor housing histories, chemical addictions, or high intensity service needs
11. Ensure that existing services are effective & responsive to the needs of homeless persons and changing community needs.
12. Plan for outcomes: Collect data that allows COCPG to identify the most effective strategy for each sub-group of the homeless population.
13. Increase participation in COC development by homeless/ formerly homeless persons, and representatives from business, neighborhoods, faith community, and mainstream resources.

E. Other Actions

Public Policies

The Clark County 2000-2004 HCD Plan serves as the guide for the policies of CDBG and HOME program.

Agencies requesting funds are asked to respond to general and program-specific policies in their application. The general policies incorporate federal, state, and local requirements. These policies include, among others:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds
- establishment of a legally binding public interest
- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- establishment of affordable rents
- any new construction must be within Urban Growth Boundaries

All projects requesting CDBG and HOME funds are evaluated to determine if they are (1) program eligible and priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

Continuum of Care for the Homeless Plan

Clark County and 30 other service providers completed a Continuum of Care plan that identified the strengths and weaknesses of the current plan, presented a new approach to delivering services and proposed several transitional and supportive housing activities to strengthen the system design. During the winter and spring of 2001, the Council for the Homeless submitted seven applications to HUD. Additional information is provided under Homeless Continuum of Care Objectives.

Obstacles to Meeting Underserved Needs

The goal of the multi-family rehabilitation program is to bring low-income rental properties up to code. The homeowner rehabilitation program also provides assistance to handicapped and elderly homeowners who live in homes that are not accessible or are in poor condition. The Consortium also assisted several new transitional housing projects, including YW Housing's Olive Street Transitional Housing which provides transitional housing for women with drug or alcohol problems or persons with mental illness.

Foster and Maintain Affordable Housing

The rehabilitation programs, both multi-family and homeowner, aided in maintaining of the housing stock for low-income persons. The weatherization program helps low-income families maintain their home by reducing their heating costs and provide a home safe from carbon monoxide. The County also supports affordable housing by providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income. By providing low interest loans the HOME and CDBG programs were able to aid in the development of many housing projects creating additional rental units and preserving the housing stock in Clark County.

Institutional Structure

The Clark County Department of Community Services maintains overall responsibility for the coordination of CDBG and HOME programs. The department serves as the lead agency for the Clark County and City of Vancouver HOME Consortium and for the preparation of the Consolidated Plan submissions as well as the Annual Action Plan and CAPER. The Vancouver Housing Authority has overall responsibility for the coordination of housing policy in the county and for administration of a number of housing programs. The Council for the Homeless is responsible for policy and funding recommendations, system planning, community priority, and goal setting for the homeless services in the county.

Anti-Poverty Strategy

Clark County's anti-poverty strategies focused on the goal of increasing self-sufficiency of low-income individuals and families. In achieving this goal, the County:

- Continued to provide or act as a broker for the delivery of basic services through the Clark County Department of Community Services for emergency shelter, transitional case management, food, and low-income home energy assistance and weatherization programs.
- Supported the programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless.
- Supported the Vancouver Housing Authority's Moving to Work Program in increasing participants' household income and helping them achieve economic self-sufficiency.
- Supported the activities of the Economic Opportunity Committee of Clark County to provide job training and self-sufficiency skills to extremely low- and low-income persons.
- Continued to provide funding for services and activities that meet basic needs or promoted self-sufficiency through the Clark County/City of Vancouver Coordinated Human Services Fund and the Federal Community Services Block Grant.

During 2001, The Clark County Community Action Program also conducted a Community Survey in order to identify the problems and needs of low income residents of Clark County. The information gathered is to be utilized as one component of a community needs assessment. The survey was carried out between December 2001 and April 2002. Three hundred clients completed the Community Survey. The top three problems noted by respondents were dental care, employment and health care.

Coordination

Clark County has improved coordination among public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Continued to work with other jurisdictions including the Vancouver Housing Authority within the County to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the county.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter and services for homeless individuals and families.
- Facilitated the working group of public and non-profit housing developers and providers. Its purpose is to provide progress reports on current projects; share information about funding sources; collaborate on projects; and problem-solve.
- Continued to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for low-income renters and special needs populations and to develop housing programs to meet these needs.

Reduction of Barriers to Affordable Housing

For the 2001 program year, the County made an effort to remove barriers to affordable housing. These barriers include land use regulations and policies that may impede the development of affordable housing, the lack of financing options for private and public housing developers, and the lack of financing programs that enable individual households to buy or rent adequate housing.

The County's efforts included:

- Developed or enhanced programs that financially assist low and moderate-income households in renting or buying affordable and adequate housing, with increased attention given to the issue of security deposits.
- Coordinated workshops for public and private housing developers to provide funding information and technical assistance for housing development projects.
- Sponsorship of countywide Affordable Housing Summit on June 6, 2002. The purpose of the summit was to create recommendations to support housing for Clark County households who are at 60% to 80% of median income, (approximately \$25,000 to \$35,000 a year) in both the rental and home-ownership markets and to foster relationships between members of the affordable housing community.

Public Housing Improvements

The VHA continually strives to maintain, upgrade and improve the physical condition of Clark County's public housing units. A full listing of these activities are included in the VHA's 2001 Comprehensive Grant Annual Report. A brief summary of the activities funded with the Comprehensive Grant funds are:

- Purchased Non-Dwelling Equipment;
- Installed Vinyl Siding at the Skyline Crest Apartments (150 units);
- Furnished computer equipment to the VHA;
- Improved various scattered housing sites including replaced windows and doors, carpeting, vinyl siding, flooring;
- Replaced roofing at a 20-unit public housing community;
- Replaced concrete at scattered sites; and
- Other categories of expense included administrative, management improvement, etc.

Public Housing Resident Initiatives

The Vancouver Housing Authority is committed to working with residents to assist them in becoming self-sufficient.

The RISE & STARS Community Center provides a meeting place for participants of the Moving to Work and other programs designed to help residents develop the skills they need to find employment and improve work skills, as well as develop healthy family and life skills. In August 1999, the Center relocated to 500 Omaha Way, previously occupied by VHA administrative offices. This space provides over 5,000 square feet for

Center programs and 2,100 square feet for a licensed childcare center. The new facility means that several programs can be offered simultaneously. The Center is home to after-school tutoring programs, youth recreation, computer labs, job readiness workshops, and a host of other learning and recreational activities for children, youth, and adults. Collectively, the youth programs are known as Project HOPE, and are funded primarily by HUD through the Public Housing Drug Elimination Program. Other services for adults and families at the RISE & STARS Community Center are funded by a HUD Resident Opportunities for self-sufficiency (ROSS) grant awarded in March 2001 to provide two years of program services.

The Clark County Resident Council has office space in the Community Center. The Council was awarded a Tenant Opportunity Program grant by HUD in 1999. The grant provides funding for technical assistance in the development of resident employment opportunities as well as a part-time paid position to work directly with Moving to Work participants to offer assistance in identifying local resources to support their move off of public assistance. Funding continued through December 2001.

Lead-Based Paint Hazard Reduction

To evaluate and reduce lead-based paint hazards during 2001, Clark County has:

- Coordinated with public and private efforts to reduce lead-based paint hazards in residential units.
- Participated in Portland-Vancouver Regional lead-based inter-agency efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrated lead hazard evaluation and reduction activities into existing housing programs.
- Supported and promoted comprehensive public health programs aimed at education and testing.
- Clark County has worked with several companies in Washington and Oregon, which can evaluate, and reduce lead-based paint. The Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.

Compliance and Monitoring

During the 2001 program year, the CDBG/HOME staff monitored the City of Vancouver CDBG Program and the largest of the CDBG construction projects that were completed. The staff also conducted HQS inspections of HOME assisted units of which all passed initial inspection, and conducted the income and rent verification of HOME rental tenants.

F. Leveraging Resources

Clark County has taken action to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the housing strategies and programs. Clark County has established a network of representatives from the private lending community, financial experts, and private and non-profit housing developers and consultants who can provide technical expertise in packaging

development proposals. Clark County has submitted letters of support and verification of consistency for project applications, which support the goals and objectives, found in the H&CD Plan.

The CDBG and HOME applications strongly encourage the leveraging of other funds. CDBG applicants receive additional rating points, the larger the match to the project.

The HOME program encourages leveraging additional funds by awarding additional rating points for match exceeding 25%. Many of the HOME projects include Washington State Housing Trust Funds.

Clark County leveraged \$9,481,725 in additional county, state, and private funds for its 2001 Community Development Block Grant program. This is an additional \$2.33 for each CDBG dollar spent in the county. The CDBG program was able to leverage other funds by assigning additional points to each project during the selection process for additional funds leveraged for the specific project. Many projects are able to leverage more than 50% of the project cost.

2001 CDBG Leverage Table

Source	Amount
State of WA	\$1,010,625
Local	1,787,870
Private	6,621,448
Federal (other than CDBG)	61,782
Total	\$9,481,725.00

The HOME program was able to leverage an additional \$15,427,116 during the last program year. This was an additional \$13.98 for each HOME dollar spent. This easily exceeded the HOME match requirement of 25% (see HOME Match Report).

2001 HOME Leverage Table

Source	Amount
State of WA	\$2,575,100
Private	7,566,334
Federal non-HOME	5,285,682
Total	\$15,427,116

In addition, the Clark County Department of Community Services Community Action Agency receives annually an allocation of weatherization funds that are matched whenever possible with homeowner rehabilitation funds for specific rehabilitation projects. The weatherization program is funded with a combination of Federal (LIHEAP, DOE, BPA, CDBG, HOME) and State (EMM) dollars. The funding totaled approximately \$726,256 and was used to assist 246 families.

G. Citizen Comments

A draft of the 2001 CAPER was made available for public review during the 15-day public comment period beginning on September 9, 2002 in The Columbian. The report was also distributed to all public libraries in Clark County and available on the CDBG web site at: www.clark.wa.gov/commserve/cdbg.

H. Self-Evaluation

Clark County continued to show a steady growth in 2001 in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the county.

The Clark County rehabilitation program continues to rehabilitate increasing numbers of owner-occupied units and links the Weatherization program. Additional programs for the homeless have been developed, especially with the progress of new transitional housing. A close working relationship has been developed with the Vancouver Housing Authority, resulting in several joint projects for persons with special needs. A strong emphasis on homebuyer assistance programs continues to be very successful, as demonstrated by Columbia Nonprofit Housing's First Home Loan Program. Inland Empire Residential Resources continues to be a very active partner in the development of innovative housing for the developmentally disabled. It should also be noted that the County now has three CHDO's; Columbia Nonprofit Housing, YW Housing, and Affordable Community Environments.

The CDBG and HOME entitlement funds have been disbursed in a timely manner. The county met the timeliness test on May 1, 2002 by being at 1.48 times the last entitlement amount. Sponsors of projects that are behind schedule have been notified that they must increase their efforts to complete the projects. The staff reviewed the HOME and CDBG programs with their respective advisory/funding boards and made minor changes to the application process to streamline the process.

III. COMMUNITY DEVELOPMENT BLOCK GRANT NARRATIVE

Clark County maintained its program year objectives throughout 2001. The objectives listed in the Consolidated Plan, and the strategies outlined in the 2001 Action Plan to meet those objectives continue to be implemented.

The overall objective for Community Development is to provide livability and economic opportunities within communities, as well as support for growth and development. In FY 2001, fourteen (19) infrastructure and social services projects were awarded \$2,485,452 in CDBG funds within the County, and twelve (12) neighborhood improvement projects were funded \$1,318,980 in CDBG funds within the City of Vancouver. Information about each project is provided on the Grantee Summary Report.

A. Relationship

During the last program year the Community Development Block Grant program expended 40% of available funds on projects addressing social service needs, 32% on projects addressing housing needs, 41% on projects addressing infrastructure needs, and 19% on projects addressing public facilities needs. The housing funds were allocated to projects with the highest county priority.

Projects meeting each of the listed Community Development Objectives:

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low,	Estimated Priority Units	PY 2000	PY 2001	PY 2002
PUBLIC FACILITY NEEDS					
Neighborhood Facilities	H	10	1	-	
Parks and/or Recreation Facilities	H	20	2	7	
Health Facilities	H	5	1	2	
Parking Facilities	L	1	-	-	
Solid Waste Disposal Improvements	L	1	-	-	
Asbestos Removal	L	1	-	-	
Non-Residential Historic Preservation	L	1	-	-	
Other Public Facility Needs	L	1	-	-	
INFRASTRUCTURE					
Water/Sewer Improvements	H	15	-	-	
Street Improvements	H	30	1	2	
Sidewalks	H	30	6	11	
Sewer Improvements	H	15	1	-	
Flood Drain Improvements	L	2	-	-	
Other Infrastructure Needs	L	1	-	-	
REHABILITATION/HOMEOWNERSHIP					
Housing Rehabilitation	H	3	2	3	
Home Ownership	H	4	2	3	
Increase Affordable Housing	H			1	
Increase in Housing for Special Needs Populations	H			1	

PUBLIC SERVICE NEEDS ^{1*}					
Handicapped Services	L	2	-	-	
Transportation Services	L	1	-	-	
Substance Abuse Services	H	450	-	-	
Employment Training	L	100	-	-	
Health Services	M	500	-	-	
Other Public Service Needs	L	100	-	-	
ANTI-CRIME PROGRAMS¹					
Crime Awareness	L	1	-	-	
Other Anti-Crime Programs	L	1	-	-	
YOUTH PROGRAMS¹					
Youth Centers	M	5	-	-	
Child Care Centers	M	5	-	-	
Youth Services	M	5	-	-	
Child Care Services	L	2	-	-	
Other Youth Programs	L	2	-	-	
SENIOR PROGRAMS¹					
Senior Centers	M	3	1	-	
Senior Services	M	2	-	-	
Other Senior Programs	L	1	-	-	
ECONOMIC DEVELOPMENT					
Rehab; Publicly- or Privately – Owned Commercial/Industrial	M	8	1	-	
C/I Infrastructure Development	M	6	-	-	
Other Commercial/Industrial Improvements	L	1	-	-	
Micro-Enterprise Assistance	L	1	-	-	
ED Technical Assistance	L	1	-	-	
Other Economic Development	L	1	-	-	
PLANNING					
Planning	L	5	2	2	

¹ The Clark County Urban County Policy Board and the City of Vancouver do not fund activities eligible under the CDBG Public Services category.

B. Program Changes

The Clark County Community Development Block Grant and HOME program did not make any changes in the objectives of the program during the last program year. The rehabilitation program has made several minor changes to increase efficiency.

C. Completion of Consolidated Plan Actions

Clark County pursued all available funds for its Community Development Block Grant projects. The county provided all the certifications of consistency with the consolidated plan that were requested. The county did not hinder consolidated plan implementation by actions or willful inaction.

D. National Objectives

All non-administrative and planning CDBG funds expended during the program year benefited low and moderate-income persons and families.

E. Acquisition

- 1) Clark County has taken the following steps to minimize the amount of displacement resulting from CDBG/HOME assisted activities:
 - The First Home Loan Program and Lease to Own Program only acquire vacant houses.
 - The rental rehabilitation does not rehabilitate units requiring temporary or permanent relocation, and
 - The Urban County Policy Board discourages projects that involve displacement/ relocation through a grant application scoring system that deducts points from projects that anticipate displacement/relocation.
- 2) During the past program year, only Vancouver's Bagley Downs Park Acquisition Project (IDIS #467) involved acquisition of occupied real property. There was one structure on the property; through site visits, contacts with the property owner, and deed searches it was determined that the property owner was the property's sole occupant.
- 3) The property owner did not qualify as a displaced person as he was an owner, and the property transaction was completed as a result of a voluntary, arm's-length acquisition. The property had been put on the market by the owner.

F. Low and Moderate Income Benefit

The Homeowner Rehabilitation Program, First Home Loan Program, and Lease Purchase Program were targeted to low and moderate-income families that were not presumed to be low and moderate income. These programs require that the participant's income be at or below 80% of the area median income. One hundred percent of participants were low and moderate income, documented through Federal Tax Returns, projecting the income for 12 months, and other means prescribed by HUD.

G. Program Income

FINANCIAL SUMMARY ATTACHMENT

a. Program Income		
1. Total program income to revolving funds		\$389,796.97
Single-unit housing rehabilitation revolving fund		\$389,796.97
Multi-unit housing rehabilitation revolving fund		\$0.00
2. Float-funded activities		\$0.00
3. Other loan repayments by category:		\$0.00
4. Income received from sale of property:		\$0.00
b. Prior Period Adjustments:		\$0.00
c. Loans and Other Receivables:		\$0.00
1. Float-funded activities outstanding as of end of the reporting period:		\$0.00
2. Total number of Loans Outstanding and principal balance owed as of end of reporting period:		\$0.00
Single-unit housing rehab. Revolving fund:		
Outstanding loans	114 loans	\$2,293,431.71
Principal balance		
3. Other outstanding CDBG loans:	10 projects	
1. Share House		\$21,666.66
2. Clark College Outdoor Space		15,944.51
3. CPU Amboy Water		75,000.02
4. Green Mountain School District		38,500.00
5. VHA Adams Street		10,166.70
6. Treasure House		73,933.35
7. Vantech		48,000.01
8. YWCA Vancouver		40,529.62
9. YWCA Vancouver		7,084.80
10. YW Housing		<u>39,000.00</u>
Principal Balance		\$369,825.67
Unexpended balance shown on GPR:		\$3,898,990.67
ADD: LOC Balance		3,898,990.67
Cash on hand		\$0.00
Grantee program account		\$0.00
Subrecipient program account		\$0.00
Revolving fund cash balances		\$0.00
Sec. 108 cash balances		\$0.00
Deduct: Grantee CDBG liabilities		
Total Reconciled Balance		\$3,898,990.67
Unreconciled Difference		\$0.00
Calculation of Balance of Unprogrammed Funds:		
Add: Funds available during report period		\$7,358,098.71
Program income expected but not yet realized		\$0.00
Subtotal		\$7,358,098.71
Deduct: Total budgeted amount		\$7,224,930.71
Unprogrammed Balance		\$133,168.00

Program Income from rehabilitation loans is used for rehabilitation of additional homes.

H. Rehabilitation

The table below shows the value of completed homeowner rehabilitation units during the program year. All the rehabilitation projects are loans at 3% interest. Households with incomes exceeding 50% of the area median income are required to make monthly payments. Households with incomes below 50% of the area median income receive deferred payment loans that are repaid upon change in ownership.

2001 Completed CDBG Homeowner Rehabilitation (values include lead work)

Area	Units	Value of Work
County	5	\$89,802.62
Vancouver	2	\$30,439.22
Total	7	\$120,241.84

IV. HOME PROGRAM NARRATIVE

A. Distribution of HOME Funds

The table below shows that the largest category of HOME funds allocated was on rental housing with 68% followed by homeownership at 28% and preservation/rehabilitation at 17%. Part of the rental house HOME funds were for housing for the elderly and the developmental disabled (26% of the total HOME funds spent). In addition, the rental based rental assistance and some of the CHDO set-aside went to transitional housing for people leveling emergency housing or institutions.

Distribution of HOME Funds for Housing Needs during Program Year

Housing Activity	Percentage Of Total
Rental Housing (includes housing for the developmentally disadvantaged, elderly, and transitional housing)	67%
Preservation/Rehabilitation (includes the homeowner rehabilitation program)	11%
CHDO Operating	4%
Tenant Based Rental Assistance (includes Operation Homestretch, which provides rental assistance to families leaving homeless shelters)	3%
Homeownership (includes the following Columbia Nonprofit Housing homeownership programs: First Home Loan Program and Lease to Own.	5%
Administration	10%
Total	100%

B. Match Report

HOME Match Report attached.

C. Minority Contractors

See the attached HUD Form-4107 Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Clark County follows an ongoing monitoring procedure of HOME assisted units. Annually, income and rent data of all HOME rental assisted units is collected and based on the amount of HOME assistance units are inspected for Housing Quality Standards (HQS) every two or three years.

D. On-Site HOME Rental Inspections

Clark County has an ongoing inspection schedule based on the number of rental units that are HOME assisted. During the last program year, the Clark County Housing Preservations staff inspected the following projects. All the units passed the Housing Quality Standards.

Development	Total Units	Results of Inspection
CRMH Elahan Place	24	No findings
VHA Orchard Glen	1	No findings
VHA C.A.R.E. House	1	No findings
VHA Triplex W. 39 th	3	No findings
VHA Central Park Place (SRO)	124	No findings
IERR/Homes for Community Living	1	No findings

E. Affirmative Marketing

1. An Assessment of Affirmative Marketing activities shows that the consortium has made progress in marketing housing assisted with HOME funds. The consortium requires that all HOME funded project agreements have language in them requiring owners to affirmatively market their units. Many units assisted with HOME funds house the mentally disabled, within this group the units are available to anyone.
2. The consortium requires the Equal Opportunity logo or slogan be used in all ads, brochures and written communications to potential owners and tenants by the Rehabilitation staff. Owners of rental property assisted with HOME funds are required to display the fair housing poster in rental offices or other appropriate locations.
3. The County continues to distribute its brochure, titled Housing Discrimination, targeted toward tenants and landlord/property managers. The brochure gives details of the federal fair housing laws and telephone numbers to call for help. Fair Housing brochures were provided to direct services agencies and other community organizations for distribution to the public.

F. Minority Outreach

1. An analysis of the minority outreach efforts during the last year demonstrates that the consortium used the same number of minority contractors on HOME assisted projects as the previous year. During the last fiscal year, there was one minority/ women contract.
2. The Consortium will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Rehabilitation staff continues to work with the Property Owners Association and various minority groups to try to identify minority rental property owners. The County Weatherization staff works with the Rehabilitation staff in providing Weatherization clients with HOME and CDBG rehabilitation information for contacting other property owners. The Rehabilitation staff is using this information to increase its outreach efforts to minorities.
3. The Department of Community Services uses the directory of Certified Minority Women and Disadvantaged Business developed by the Washington State Office of Minority and Women's Business Enterprise for use in its mailing of RFPs and bid documents to potential contractors on projects funded with HOME funds. The Department of Community Services requires all advertisements for bids to be placed in a local minority owned newspaper. However, there is only one minority form listed in the Washington State Directory of Certified Minority, Women and Disadvantaged Business Enterprises directory for remodeling/rehabilitation in Clark County.
4. All HOME agreements have language requiring activities that encourage the participation of minority and woman-owned business.

Each Home Investment Partnership Program (HOME) participating jurisdiction is also required by HUD to prepare and submit a Consolidated Annual Performance and Evaluation Report. The County has prepared the report and notified the public of its availability by displaying an advertisement in the September 9, 2002 edition of The Columbian.

September 28, 2002

Mr. Doug Carlson, Director CPD
U.S. Department of Housing and Urban Development
400 S.W. Sixth Avenue, Suite 700
Portland, OR 97204-1632

Dear Mr. Carlson:

SUBJECT: Clark County Annual Performance and Evaluation Report

Enclosed is Clark County's Annual Performance and Evaluation Report (CAPER) for FY 2001. A Public Hearing was held before the Clark County Board of Commissioners on September 24, 2002 to solicit public comments on the CAPER and the CDBG and HOME programs in general.

If you have any questions please contact Peter Munroe of the Clark County CDBG Program at (360) 397-2130.

Sincerely,

Bill Barron
County Administrator

cc: Cheri Vezey

Enclosure: 2001 Clark County CAPER